

**Lot 52, Unit 21, Harpur Hill Industrial Estate, Buxton,**  
**Derbyshire SK17 9JW**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Substantial Freehold Industrial Opportunity**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 52, Unit 21, Harpur Hill Industrial Estate, Buxton, Derbyshire SK17 9JW

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## Property Information

### Substantial Freehold Industrial Opportunity

- Substantial site of 9.69 Ha (23.94 Acres)
- 37,964.40 sq. m. (408,649 sq. ft.) industrial and warehouse building
- Immediate asset management opportunities
- Of interest to owner occupiers
- Low site coverage of 16%
- Excellent Secure Storage facility
- Well established industrial estate location

#### Lot

52

#### Auction

30th October 2025

#### Vacant Possession

#### Status

Available

#### Sector

Industrial, Warehouse

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

2 miles south of Buxton, 28 miles south west of Sheffield, 30 miles South East of Manchester

#### Roads

A6, A53, A515

#### Rail

Buxton Railway Station

#### Air

Manchester Airport

### Situation

The property is located within the Harpur Hill Industrial Estate, on the borders of the Peak District National Park, conveniently situated 2 miles south of Buxton and with access to the A515, A53 and A6. Neighbouring occupiers on the estate include HSE Science and Research Centre, High Peak Powder Coating, Peak Electronic Design, SK Distribution as well as a mix of industrial and distribution tenants.

### Tenure

Freehold.

### Description

The property comprises a substantial site of approximately 9.69 Ha (23.94 Acres) upon which sits an industrial/warehouse building of 37,964.40 sq. m. (408,649 sq. ft.) over ground, lower ground and first floors. The property benefits from a very low site coverage of 16% with future development potential of the remainder of the site subject to obtaining the necessary consents.

### VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Warehouse/Workshop/Office	15,265.40	(164,316)	VACANT
Lower Ground	Warehouse	22,510.80	(242,306)	
First	Storage	188.40	(2,027)	
Total		37,964.60	(408,649)	

N.B. The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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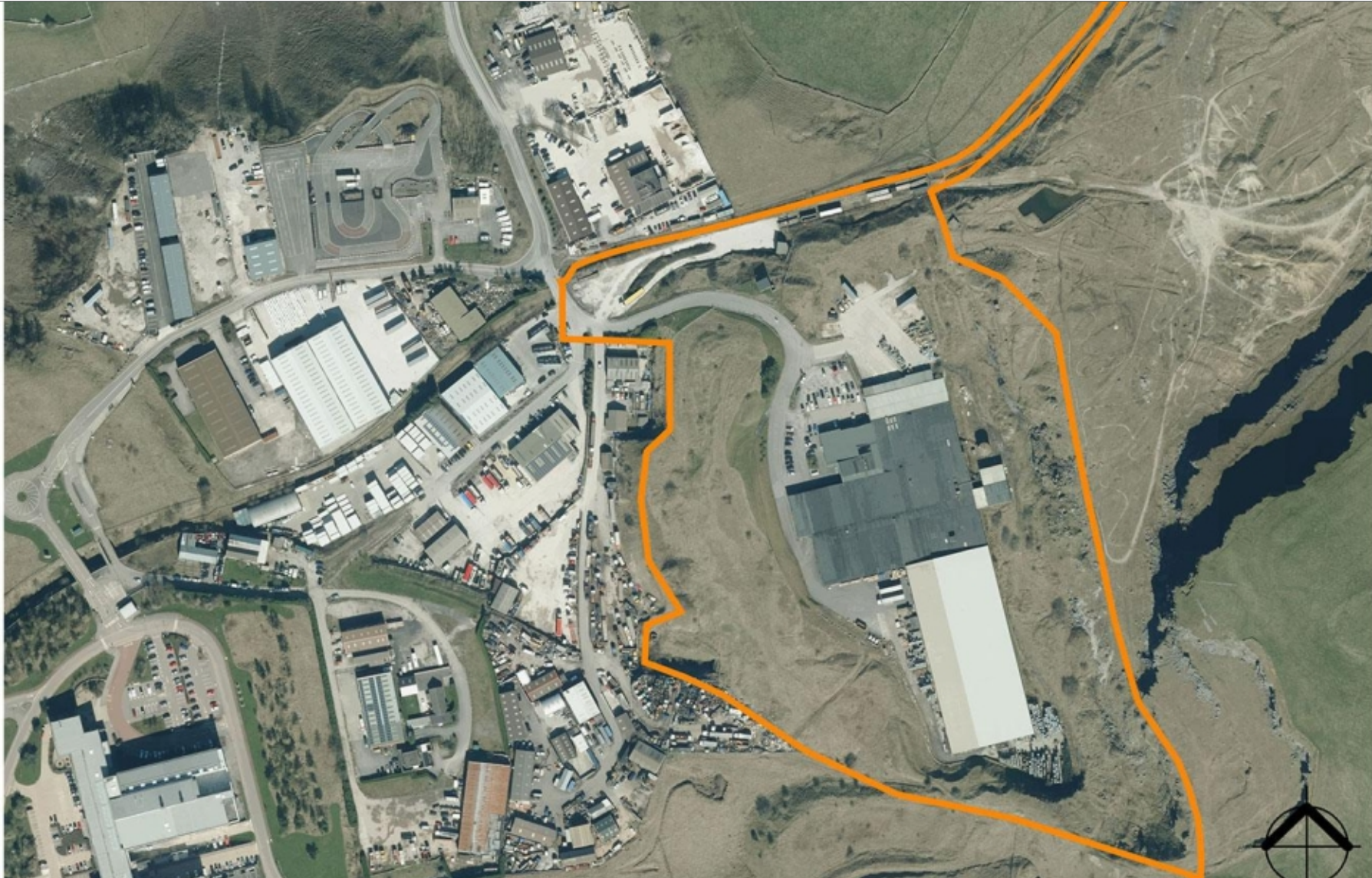
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## Contacts

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